

43/135

WOODBIDGE LAKES

BEING A REPLAT OF THE WEST ONE-HALF OF LOT 2 AND THE EAST ONE-QUARTER OF LOT 3, BLOCK 3, "PALM BEACH PLANTATIONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MARCH, 1981

SHEET 1 OF 2

135

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:37 AM
THIS 3 DAY OF December
AD. 1981 AND DULY RECORDED
IN PLAT BOOK 43 ON PAGES
135 AND 136
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIRST AFFILIATE INC., A CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WOODBRIDGE LAKES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE CENTER OF SAID SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, COMMENCE N88°21'14" W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7 A DISTANCE OF 992.70 FEET TO THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7 AND THE POINT OF BEGINNING; THENCE S 0°0'28" E ALONG SAID LINE A DISTANCE OF 1286.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (A 106 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE N88°14'13" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 496.45 FEET; THENCE N01°28'37" W ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7 A DISTANCE OF 1285.09 FEET; THENCE S 88°21'14" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7 A DISTANCE OF 496.30 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 14.63 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE INGRESS/EGRESS TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODBRIDGE LAKES HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE INGRESS/EGRESS PURPOSES AND AS UTILITY AND DRAINAGE EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WOODBRIDGE LAKES HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROAD PROPOSES AND AS UTILITY AND DRAINAGE EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. THE WATER MANAGEMENT TRACT (TRACT "B") IS HEREBY DEDICATED TO THE WOODBRIDGE LAKES HOMEOWNERS ASSOCIATION, INC., FOR THE PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
5. THE RECREATION AREA (TRACT "A") AS SHOWN IS HEREBY DEDICATED TO THE WOODBRIDGE LAKES HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. THE 7 FOOT ADDITIONAL RIGHT-OF-WAY FOR FOREST HILL BOULEVARD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
7. THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF November, 1981.

FIRST AFFILIATE INC., A CORPORATION
IN THE STATE OF FLORIDA
BY: *[Signature]*
C. HARRISON NEWMAN, PRESIDENT

ATTEST:
[Signature]
CORINNE BROOKS, SECRETARY

STATE OF FLORIDA }
COUNTY OF } ss

BEFORE ME PERSONALLY APPEARED C. HARRISON NEWMAN AND CORINNE BROOKS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF FIRST AFFILIATE INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY THE DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

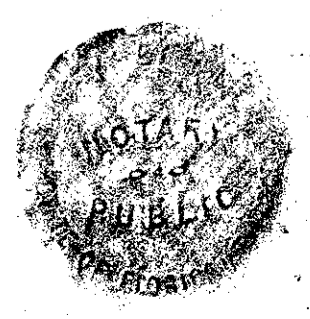
WITNESS MY HAND AND OFFICAL SEAL THIS 12 DAY OF November, 1981

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

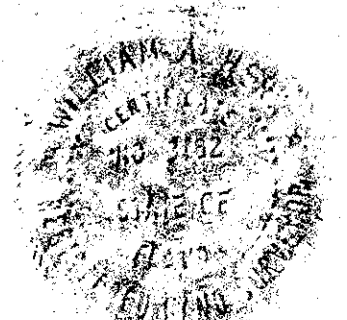
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FIRST AFFILIATE INC.



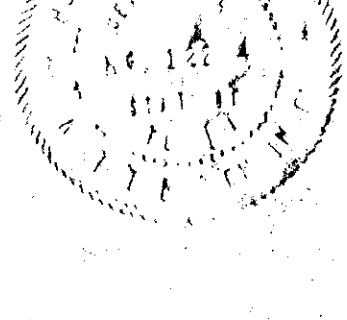
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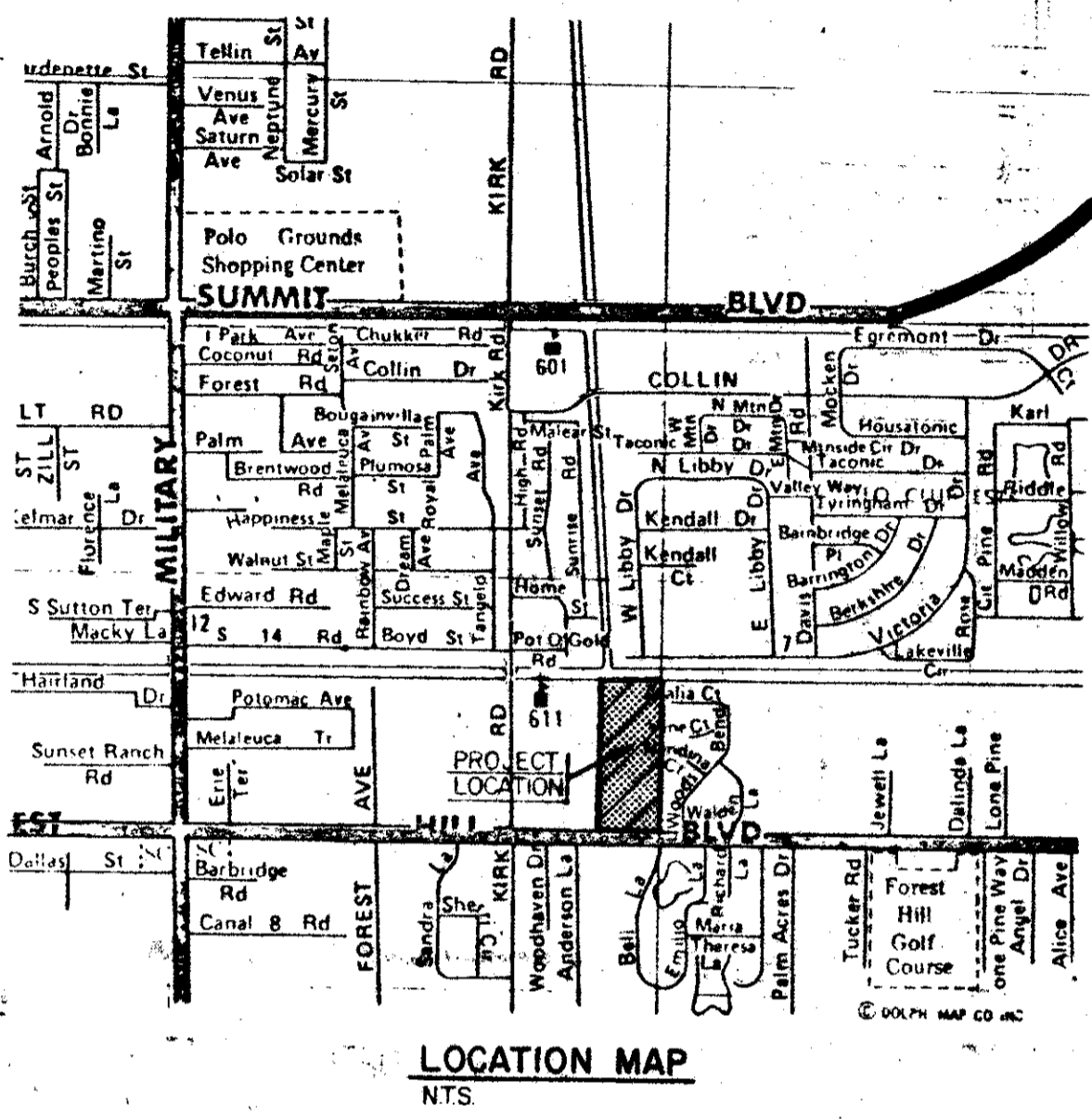
SEAL
REGISTERED LAND SURVEYOR



SEAL
COUNTY ENGINEER



SEAL
DEPUTY CLERK



TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

I, MICHAEL E. BOTOS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FIRST AFFILIATE INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: November 12, 1981
[Signature]
MICHAEL E. BOTOS, ESQUIRE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: November 12, 1981
[Signature]
WILLIAM A. HERX
REGISTERED LAND SURVEYOR NO. 3182
STATE OF FLORIDA

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS:
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF December, 1981
[Signature]
FRANK FOSTER, JR., CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF December, 1981
[Signature]
HERBERT F. KAHLERT, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

SURVEYORS NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH PALM BEACH ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:
6. U.E. DENOTES UTILITY EASEMENT.
7. D.E. DENOTES DRAINAGE EASEMENT.
8. L.A.E. DENOTES LIMITED ACCESS EASEMENT.
9. THE BEARINGS SHOWN HEREON ARE BASED ON THE MERCATOR GRID SYSTEM, EAST ZONE OF FLORIDA.

SHEET 1 OF 2 - SIGNATURE SHEET
SHEET 2 OF 2 - MAP SHEET

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LATOUR IN THE OFFICE OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, SUITE 2-0, WEST PALM BEACH, FLORIDA, 33406

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Meridian
Surveying and Mapping, Inc.
2328 So. Congress Ave.
Suite 2-0
West Palm Beach, Florida 33406
79-174
M.B.L.